BUREAU OF STATISTICS

YUKON RENT SURVEY

December 2006

- The total number of apartments surveyed in Whitehorse in December 2006 ..... **888**
- The vacancy rate for all units surveyed in Whitehorse in December 2006 ..... **2.1%**
- The median rent for all units surveyed in Whitehorse in December 2006 ..... **$675**

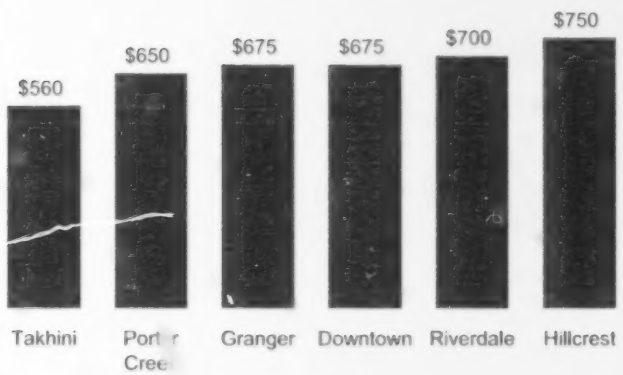
1 Monthly Median Rent

Median Rent
'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

Monthly Median Rent for All Units December 2005 to December 2006

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City*
		$								
2006	Dec.	675	675	675	750	650	700	560	595	625
	Sept.	675	660	638	720	650	700	560	595	625
	June	675	665	638	720	650	700	560	595	625
	March	675	650	638	720	650	695	560	595	N/A
2005	Dec.	675	650	663	700	665	695	560	600	N/A

Median Rents in Whitehorse, December 2006



The median rent in Whitehorse remained at $675 between December 2005 and December 2006. Median rents in the various Whitehorse subdivisions changed as follows:

- Downtown rents increased $25, or 3.8%.
- Granger rents increased $12, or 1.8%.
- Hillcrest rents increased $50, or 7.1%.
- Porter Creek rents decreased $15, or 2.3%.
- Riverdale rents increased $5, or 0.7%.
- Takhini rents stayed the same.

The median rent in Watson Lake was $600 for December 2005 and $595 for December 2006, a decrease of 0.8% .

*June 2006 was the first month that Dawson City was included in the Yukon Rent Survey

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2 Vacancy Rate

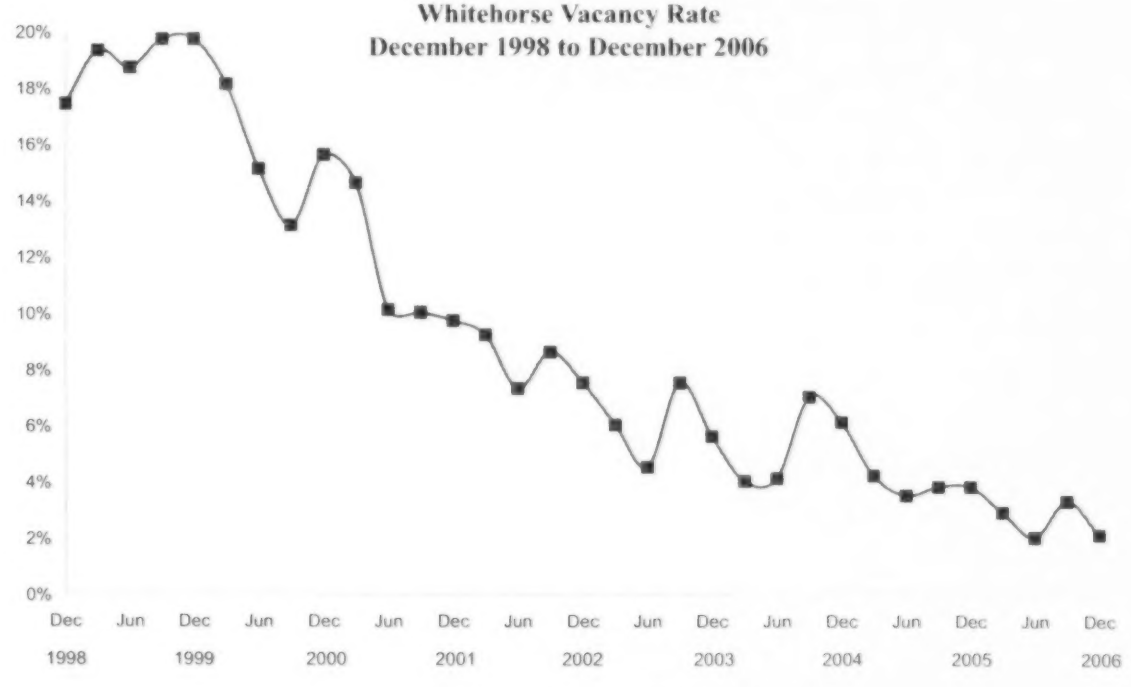
'Vacancy rate' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

Monthly Vacancy Rates for All Units
December 2005 to December 2006

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
2006	Dec.	2.1	1.7	0.0	1.1	4.3	3.1	0.0	25.7	25.0
	Sept.	3.3	3.9	0.0	2.3	0.0	3.4	2.0	14.3	37.5
	June	2.0	2.8	0.0	0.0	0.0	2.3	0.0	28.6	12.5
	March	2.9	2.3	5.0	3.4	0.0	2.8	7.8	25.7	N/A
2005	Dec.	3.8	3.4	0.0	6.8	4.3	3.1	7.8	29.0	N/A

The vacancy rate in Whitehorse was 17.4% in December 1998. The vacancy rate then steadily increased to a high of 19.7% in September and December 1999 before gradually declining to 4.5% in June 2003. The vacancy rate then fluctuated between 4.0% and 7.5% for the remainder of 2003 and 2004. The rate was 4.2% in March 2005 and then dipped slightly to 3.5% in June and 3.8% in September and December of 2005. The June 2006 rate, 2.0%, was the lowest vacancy rate in Whitehorse since September of 1991. December's rate of 2.1% represents 19 vacant apartments out of 888 surveyed.

Whitehorse Vacancy Rate
December 1998 to December 2006



3 Apartment Size and Location

In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $750 in Hillcrest to a low of $560 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at $850, followed by 2-bedroom apartments at $700, 1-bedroom apartments at $675, and bachelor units at $560.

Median Rent by Apartment Size and Location, December 2006

	Whitehorse								
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	($)								
ALL	675	675	675	750	650	700	560	595	625
BACHELOR	560	590	..	550	518	650	560	480	550
1-BEDROOM	675	680	588	600	525	700	660	513	700
2-BEDROOM	700	750	675	750	788	675	..	650	..
3+ BEDROOM	850	895	..	..	880	850	..	600	..

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger and Takhini to a high of 4.3% in Porter Creek. Overall in Whitehorse, the highest vacancy rate was found in 3+ bedroom apartments (4.8%), followed by 2-bedroom apartments (2.4%), bachelor suites (2.2%) and 1-bedroom apartments (1.1%).

Vacancy Rate by Apartment Size and Location, December 2006

	Whitehorse								
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	(%)								
ALL	2.1	1.7	0.0	1.1	4.3	3.1	0.0	25.7	25.0
BACHELOR	2.2	3.8	..	0.0	0.0	0.0	0.0	0.0	50.0
1-BEDROOM	1.1	1.1	0.0	0.0	10.0	0.0	0.0	16.7	0.0
2-BEDROOM	2.4	1.1	0.0	2.0	0.0	3.1	..	36.8	..
3+ BEDROOM	4.8	0.0	..	..	0.0	6.3	..	0.0	..

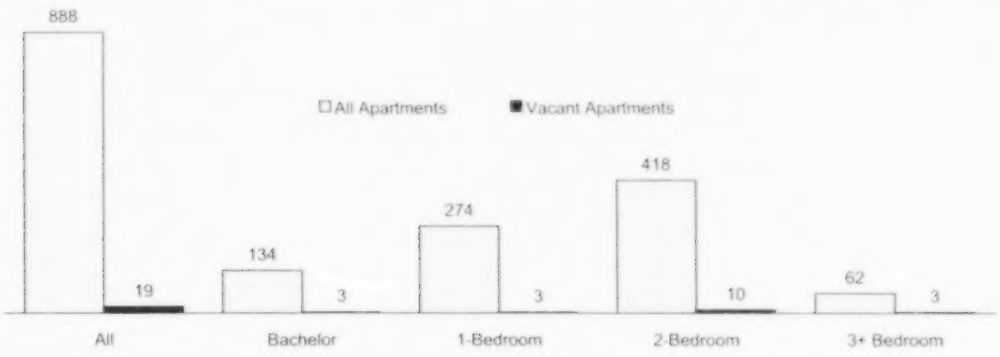
4 Distribution of Apartments and Vacancies

The total number of apartments in the Whitehorse portion of the survey was 888. Of these, 19, or 2.1%, were vacant as of December 2006. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

Total Number and Vacant Apartments by Type and Location, December 2006

		Whitehorse Total	Whitehorse: Down-town	Whitehorse: Granger	Whitehorse: Hillcrest	Whitehorse: Porter Creek	Whitehorse: Riverdale	Whitehorse: Takhini	Watson Lake	Dawson City
ALL	number	888	354	20	87	23	353	51	35	8
	vacant	19	6	0	1	1	11	0	9	2
BACHELOR	number	134	78	..	7	2	4	43	3	4
	vacant	3	3	..	0	0	0	0	0	2
1-BEDROOM	number	274	176	4	29	10	47	8	12	4
	vacant	3	2	0	0	1	0	0	2	0
2-BEDROOM	number	418	93	16	51	4	254	..	19	..
	vacant	10	1	0	1	0	8	..	7	..
3+ BEDROOM	number	62	7	..	..	7	48	..	1	..
	vacant	3	0	..	..	0	3	..	0	..

Distribution of Whitehorse Rental Units and Vacancies, December 2006



The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers all **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

.. = not applicable

Yukon
Executive Council Office
Bureau of Statistics

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Additional Information:
Government of Yukon
Executive Council Office
Bureau of Statistics (A-8C)
Box 2703, Whitehorse, Yukon Y1A 2C6
Telephone: (867) 667-5640; Fax: (867) 393-6203
E-mail: ybsinfo@gov.yk.ca
Website: www.gov.yk.ca/depts/eco/stats/index.html